# Current Estimates and Trends in New Hampshire's Housing Supply

**Update: 2005** 



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### **Introduction and Definitions**

This report "... Update 2005" is a successor of reports published as "Current Estimates and Trends in New Hampshire's Housing Supply: Update 2000." The Office of Energy and Planning (OEP) has been issuing this series of reports since the mid 1970's. The reports attempt to present data that show short and long term trends in housing construction and total housing supply. The report series present data about New Hampshire's housing supply from two very different sources, the decennial census and municipal building permits.

The decennial census data came from a highly detailed questionnaire administered and tabulated by specially trained and/or professional personnel. The resulting data serve as a benchmark, while the permit data attempt to update the census year data insofar as possible. The permit data are collected via an annual mail survey of municipalities. The OEP attempts to achieve full coverage, nevertheless a few municipalities each year do not return completed forms. The OEP also devotes considerable effort checking and refining survey returns, to insure as much consistency as practical. The OEP does not conduct any field checks as part of the quality control process.

The US Census data, contained in this report, are considered to be benchmark data. This is to say that they are considered to be the result of an extensive effort that is funded every ten years. The Bureau of the Census devotes years of comprehensive preparation to establish an enumeration of housing units. During the execution of the census, the Bureau subjects collected data to intense and extensive review at various levels. This includes a large amount of field work before the census is taken and some additional field work after collecting the questionnaires.

Because of the different nature of the decennial census and OEP's survey of building permits, the two data series are not directly comparable. However, this incompatibility has an impact, only when data users are interested in *total housing supply and* when crossing decennial census years. The *Housing Supply* series is intended to present the latest census benchmarks and the latest annual trends based on reported building permit activity. Data users, interested in long-term housing trends (which may span two or three census years) are urged to analyze patterns shown by combining decennial census years with mid-decade permit data. Year to year comparisons, that mix permits and census years, are not valid.

### 2000 Census and 2000 Permits

For the year 2000, double counting of housing units is possible, but unlikely. The census is taken as of April 1, 2000. A substantial portion of a housing unit must be constructed before the census will tabulate it as a housing unit. Permit data cover the full calendar year, overlapping the census by three months. Even so, it is very unlikely that a permit, issued in January, will result in sufficient construction to be tabulated as a housing unit. Nevertheless, some double counting probably does occur.

### **Definition Change**

To the extent possible, the figures contained herein represent <u>total housing units</u>. In prior years (pre 1990), our data represented year-round housing units. This change was made because it has become impossible to distinguish between year-round and seasonal units based on construction characteristics. *All units* are included in the census and permit data. Some housing units have all the characteristics of year-round units, but are in fact used on a seasonal or leisure time basis.

The data user should remember that the decennial census is essentially a questionnaire asking <u>persons</u> to respond. It is not a detailed field survey of characteristics of housing units. The census effort is not aimed at quantifying or analyzing the seasonal or leisure home sector. Nevertheless, this sector does have an impact on the year-round data.

The problem of distinguishing between seasonal and year-round units also applies to the permit data. Building permits usually do not request information regarding intended use. For this reason, all permits issued for new dwellings are included in this report.

## **Reporting Problems**

Not all communities respond to OEP's survey. A few towns do not maintain formal building permit systems. Some towns that do have a permit process still do not report to OEP. See "Municipalities Not Reporting" section below for those municipalities that did not report in any given year. For some non-reporting municipalities OEP has substituted data from the Bureau of the Census' C-40 data series. These municipalities did report their permits to the Bureau of the Census, or the Bureau imputed the data and OEP entered those data in the accompanying table. Municipalities that have C-40 data substituted are indicated with an asterisk. The C-40 series does not cover mobile homes.

Some of the towns without permits systems did respond to OEP. These towns provided data from tax inventories or other sources.

Accounting for conversions is another difficulty in compiling housing supply data. Conversions may increase or decrease the total housing stock. There are many types of conversions; a dwelling could be converted to an office or, a single family home may be converted to two or more dwelling units. Many municipal permit systems are not adept at tabulating the pluses and minuses in dwelling units due to conversions. The same is true of demolitions. Often, a demolition permit does not require reporting the number of dwelling units involved.

The categorizing of row or town houses, often referred to as condominiums, is difficult. In the past, local officials were asked to report them under the single-family category. Nevertheless this structure type has caused confusion among some local officials. Beginning with the 1990 report, any structure that is attached is reported as multi-family. The 1990 & 2000 censuses contain a housing category, "Single Family Attached". This category, since 1990, has been included in the Multi Family listing in this report series. The Single Family Attached units are included in Multi Family in this *Update:* 2003 edition. **Errata:** The Update 2000 and 2001 editions inadvertently included the Single Family Attached units in the Single Family listings.

Usually, permits are valid for one year. Some permits never result in actual construction and the permit expires. Starting in 1990 OEP requested each municipality report any expired permits from the previous year. These figures should show the number of structures and units not completed due to the expiration of the building permit or change in plans by the builder. Without this information, there is a possibility of double counting if a permit is re-issued. When expired permits are reported, OEP reduces the number of permits reported in the prior year.

# **Net Change of Dwelling Units**

The accounting for expired permits, coupled with OEP's objective of tabulating net change of dwellings can result in <u>negative numbers</u>. The numbers appearing in the "Net Residential..." columns are not permits issued per se. The figures in these columns represent <u>net change</u> of dwellings. For instance, a town could issue one permit for a single family home and three permits for demolition of single-family dwellings, in the same year. Thus a minus two (-2) would appear in the appropriate, "Net Residential" column.

# 2000 Census Figures

The 2000 census figures, published in this report will not sum exactly to state totals. This is because unincorporated places are not included in this report.

### **Municipalities Not Reporting**

For the 2000 calendar year reporting period, the following municipalities did NOT report to OEP:

Bridgewater \* Dorchester \* Goshen

For the 2001 calendar year reporting period, the following municipalities did NOT report to OEP:

For the 2002 calendar year reporting period, the following municipalities did NOT report to OEP:

Landaff Pittsfield Berlin Epsom Dorchester Groton Milan Rve Dummer Hanover Milton Strafford **Epping** Laconia Newton Stratham

<sup>\*</sup> Substituted data from Bureau of the Census for C-40 construction reports, 2000.

<sup>\*</sup> Substituted data from Bureau of the Census for C-40 construction reports, 2001.

Т	amworth *	Waterville Valley	*	Winchester		
* Sub	stituted data from Bureau of th	ne Census for C-40 construction	ı rep	ports, 2002.		
For th	ne 2003 calendar year reporting	g period, the following municip	aliti	es did <u>NOT</u> report to OEP:		
	unapee * sristol *	Wilton Chesterfield	*	Deering	*	Waterville Valley
* Sub	stituted data from Bureau of th	ne Census for C-40 construction	ı rep	ports, 2003.		
For th	ne 2004 calendar year reporting	g period, the following municip	aliti	es did <u>NOT</u> report to OEP:		
	kye * Goshen	Epping Landaff	*	Brookfield Temple	*	Dorchester
* Sub	stituted data from Bureau of th	ne Census for C-40 construction	ı rep	ports, 2004.		
For th	ne 2005 calendar year reporting	g period, the following municip	aliti	es did <u>NOT</u> report to OEP:		
* (	Iarrisville Goshen Iiddleton	* Nelson * Dummer * Wilton	* *	Brookfield Lyman Milton	*	Dorchester Lee

\* Substituted data from Bureau of the Census for C-40 construction reports, 2005.

**Table 1: County Summary** 

**Total Estimated** 

	2000			Resident	ial Permits	s, Net Cha	nge of Ur	nits				Housing Units
	Census	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	
Belknap County	00004	400	450	550	570	500	400	•	•	•		
Single Family	22861	408	453	550	578	586	402	0	0	0	0	25838
fulti-Family	6571	33	8	28	26	15	140	0	0	0	0	6821
lanufactured Housing	2688	77	40	67	13	18	21	0	0	0	0	2924
otal Housing	32121	518	501	645	617	619	563	0	0	0	0	35584
Carroll County	00047	440	400	570	000	0.40	504	0	0	0	•	
ingle Family	26247	410	462	572	630	646	594	0	0	0	0	29561
Iulti-Family	6028	16	18	24	23	18	70	0	0	0	0	6197
lanufactured Housing	2411	68	71	65	49	54	24	0	0	0	0	2742
otal Housing	34685	494	551	661	702	718	688	0	0	0	0	38499
<b>Cheshire County</b>	04700	220	0.40	244	050	202	007	0	0	0	0	00000
ingle Family	21722	228	248	311	250	303	267	0	0	0	0	23329
Iulti-Family	7782	31	2	31	91	167	6	0	0	0	0	8110
lanufactured Housing	2371	31	13	16	36	49	69	0	0	0	0	2585
otal Housing	31876	290	263	358	377	519	342	0	0	0	0	34025
Coos County	40400	70	70	450	400	407	455					
ingle Family	12166	76	76 0	150	133	167	155	0	0	0	0	12923
lulti-Family	5109	-4	9	12	-6	11	10	0	0	0	0	5141
lanufactured Housing	1912	22	36	26	39	38	23	0	0	0	0	2096
otal Housing	19189	94	121	188	166	216	188	0	0	0	0	20162
Grafton County	00000	001	407	400	477	F.F.C	F05					
ingle Family	26892	331	407	482	477	552	505	0	0	0	0	29646
ulti-Family	13174	110	81	183	270	60	200	0	0	0	0	14078
anufactured Housing	3664	80	65	75	59	71	80	0	0	0	0	4094
otal Housing	43728	521	553	740	806	683	785	0	0	0	0	47816
Hillsborough County								_	_	_		
ingle Family	84445	1486	1338	1615	1520	1516	1225	0	0	0	0	93145
ulti-Family	61906	327	389	797	665	591	633	0	0	0	0	65308
anufactured Housing	3611	62	41	26	28	33	5	0	0	0	0	3806
otal Housing	149961	1875	1768	2438	2213	2140	1863	0	0	0	0	162258
Merrimack County												
ingle Family	35167	665	786	862	784	748	594	0	0	0	0	39606
lulti-Family	16853	64	23	208	253	148	148	0	0	0	0	17697
lanufactured Housing	4224	74	60	44	28	54	30	0	0	0	0	4514
otal Housing	56244	803	869	1114	1065	950	772	0	0	0	0	61817
Rockingham County												
ingle Family	72944	1619	1310	1182	1004	1082	787	0	0	0	0	79928
ulti-Family	32500	331	211	365	1030	846	724	0	0	0	0	36007
lanufactured Housing	7579	114	55	32	37	91	72	0	0	0	0	7980
otal Housing	113023	2064	1576	1579	2071	2019	1583	0	0	0	0	123915
Strafford County	0505	500		F.4.	40-		67.1		-		-	
ingle Family	25095	529	505	514	497	667	674	0	0	0	0	28481
lulti-Family	15448	67	74	294	437	155	91	0	0	0	0	16566
anufactured Housing	4996	113	136	151	64	67	70	0	0	0	0	5597
otal Housing	45539	709	715	959	998	889	835	0	0	0	0	50644
Sullivan County								-		_		
ingle Family	13339	151	121	200	223	260	220	0	0	0	0	14514
ulti-Family	4757	-28	2	-4	0	23	5	0	0	0	0	4755
anufactured Housing	2062	60	39	29	32	28	24	0	0	0	0	2274
otal Housing	20158	183	162	225	255	311	249	0	0	0	0	21543
										_	_	
NEW HAMPSHIRE		5000		6438	6096	6527	5423	0	0	0	0	376971
NEW HAMPSHIRE Single Family	340878	5903	5706	0.00								
	340878 170128		5706 817		2789	2034	2027	0	0	0	0	180680
Single Family	340878 170128 35518	5903 947 701	5706 817 556	1938 531				0 0	0 0	0 0	0 0	180680 38612 596263

<b>Rev.</b> 10/31/06		•	Table 2:	Munic	ipal Sun	nmary	Belknap	County	y			Total Estimated
	2000			Resident	ial Permits	s, Net Ch	ange of Un	nits			_	<b>Housing Units</b>
	Census	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2005
Alton	0400	07		00	400	400	00	•			•	
Single Family	3109	67	57	80	100	106	86	0	0	0	0	3605
Multi-Family	224	6	0	2	4	4	1	0	0	0	0	241
Manufactured Housing	189	5	1	3	0	0	0	0	0	0	0	198
Total Housing	3522	78	58	85	104	110	87	0	0	0	0	4044
Barnstead	1004	40	100	EC	25	22	40	0	0	0	0	0400
Single Family	1804	48	123	56	35	33	40	0	0	0	0	2139
Multi-Family	102	4	4	2	0	0	0	0	0	0	0	112
Manufactured Housing	88	5	12	19	2	0	0	0	0	0	0	126
Total Housing	1994	57	139	77	37	33	40	0	0	0	0	2377
Belmont	1798	25	29	37	43	40	23	0	0	0	0	1995
Single Family	461	6	0	3	14	5	2	0	0	0	0	491
Multi-Family	854	22	22	3 14	5	3	0	0	0	0	0	
Manufactured Housing		53	51	54	62			0	0	0	0	920
Total Housing	3113	53	51	54	02	48	25	U	U	U	U	3406
Center Harbor Single Family	596	3	7	6	15	19	12	0	0	0	0	658
Multi-Family	15	0	0	0	0	0	0	0	0	0	0	15
Manufactured Housing	42	2	0	1	0	2	0	0	0	0	0	47
Total Housing	653	5	7	7	15	21	12	0	0	0	0	
Gilford	033	3	,	,	13	21	12	U	U	U	U	720
Single Family	3200	51	62	102	59	38	57	0	0	0	0	3569
Multi-Family	531	5	0	8	7	0	12	0	0	0	0	563
Manufactured Housing	581	7	-3	14	-5	0	6	0	0	0	0	600
Total Housing	4312	63	59	124	61	38	75	0	0	0	0	4732
Gilmanton	4012	00	00	12-7	01	00	70	Ū	O	O	O	4732
Single Family	1731	45	43	53	55	45	42	0	0	0	0	2014
Multi-Family	70	0	0	2	0	2	2	0	0	0	0	76
Manufactured Housing	47	2	0	0	0	0	0	0	0	0	0	49
Total Housing	1848	47	43	55	55	47	44	0	0	0	0	2139
Laconia												
Single Family	4223	47	60	72	139	166	36	0	0	0	0	4743
Multi-Family	4094	8	4	10	0	0	72	0	0	0	0	4188
Manufactured Housing	237	26	1	0	1	0	0	0	0	0	0	265
Total Housing	8554	81	65	82	140	166	108	0	0	0	0	9196
Meredith												
Single Family	3388	59	42	71	70	79	46	0	0	0	0	3755
Multi-Family	527	0	0	0	0	4	48	0	0	0	0	579
Manufactured Housing	276	0	0	4	1	5	5	0	0	0	0	291
Total Housing	4191	59	42	75	71	88	99	0	0	0	0	4625
New Hampton												
Single Family	810	21	13	25	24	21	12	0	0	0	0	926
Multi-Family	54	2	0	1	1	0	3	0	0	0	0	61
Manufactured Housing	79	0	2	-1	-1	1	0	0	0	0	0	80
Total Housing	944	23	15	25	24	22	15	0	0	0	0	1068
Sanbornton								_	_	_	_	
Single Family	1267	36	19	29	23	27	36	0	0	0	0	1437
Multi-Family	42	0	0	0	0	0	0	0	0	0	0	42
Manufactured Housing	50	6	5	0	0	0	1	0	0	0	0	62
Total Housing	1359	42	24	29	23	27	37	0	0	0	0	1541
Tilton	005	•	0	40	45	40	40	0	0	0	0	
Single Family	935	6	-2	19	15	12	12	0	0	0	0	997
Multi-Family	451	2	0	0	0	0	0	0	0	0	0	453
Manufactured Housing	245	2	0	13	10	7	9	0	0	0	0	286
Total Housing	1631	10	-2	32	25	19	21	0	0	0	0	1736
Belknap County		_				_	<u>.</u> .	_	_	_	_	
Single Family	22861	408	453	550	578	586	402	0	0	0	0	25838
Multi-Family	6571	33	8	28	26	15	140	0	0	0	0	6821
Manufactured Housing	2688	77	40	67	13	18	21	0	0	0	0	2924
Total Housing	32121	518	501	645	617	619	563	0	0	0	0	35584

**Table 2: Municipal Summary Carroll County** 

**Total Estimated** 

**Total Housing** 

**Table 2: Municipal Summary Carroll County** 

**Total Estimated** Residential Permits, Net Change of Units **Housing Units** Census Tamworth Single Family Multi-Family Manufactured Housing Total Housing **Tuftonboro** Single Family Multi-Family Manufactured Housing Total Housing Wakefield Single Family Multi-Family Manufactured Housing Total Housing Wolfeboro Single Family Multi-Family Manufactured Housing Total Housing **Carroll County** Single Family Multi-Family Manufactured Housing

**Table 2: Municipal Summary Cheshire County** 

**Total Housing** 

**Table 2: Municipal Summary Cheshire County** 

**Total Estimated** Residential Permits, Net Change of Units **Housing Units** Census Roxbury Single Family Multi-Family Manufactured Housing Total Housing Stoddard Single Family Multi-Family Manufactured Housing Total Housing Sullivan -1 Single Family Multi-Family -1 Manufactured Housing -2 Total Housing Surry Single Family Multi-Family Manufactured Housing Total Housing Swanzey Single Family Multi-Family -2 -1 Manufactured Housing Total Housing Troy Single Family Multi-Family Manufactured Housing -3 Total Housing Walpole Single Family Multi-Family Manufactured Housing Total Housing Westmoreland Single Family Multi-Family Manufactured Housing Total Housing Winchester Single Family Multi-Family Manufactured Housing -5 Total Housing **Cheshire County** Single Family Multi-Family Manufactured Housing 

Table 2: Municipal Summary Coos County

**Total Housing** 

**Table 2: Municipal Summary Coos County** 

**Total Estimated** Residential Permits, Net Change of Units **Housing Units** Census Randolph Single Family Multi-Family Manufactured Housing Total Housing **Shelburne** Single Family Multi-Family Manufactured Housing Total Housing Stark -1 Single Family Multi-Family -1 Manufactured Housing Total Housing Stewartstown Single Family Multi-Family -2 Manufactured Housing Total Housing Stratford Single Family -11 Multi-Family Manufactured Housing -8 Total Housing Whitefield Single Family Multi-Family Manufactured Housing Total Housing **Coos County** Single Family -4 -6 Multi-Family Manufactured Housing 

Table 2: Municipal Summary Grafton County

**Total Estimated** 

Table 2: Municipal Summary Grafton County

Table 2: Municipal Summary Grafton County

Table 2: Municipal Summary Hillsborough

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Table 2: Municipal Summary Hillsborough

<b>Rev.</b> 10/31/06		7	Table 2:	Munic	ipal Sun	nmary	Hillsbor	rough				Total Estimated
	2000 Residential Permits, Net Change of Units										_	Housing Units
	Census	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2005
Weare												
Single Family	2286	52	66	56	88	80	65	0	0	0	0	2693
Multi-Family	307	8	6	8	13	6	26	0	0	0	0	374
Manufactured Housing	235	12	20	12	13	6	-2	0	0	0	0	296
Total Housing	2828	72	92	76	114	92	89	0	0	0	0	3363
Wilton												
Single Family	1090	20	23	22	26	16	27	0	0	0	0	1224
Multi-Family	339	2	0	0	0	4	4	0	0	0	0	349
Manufactured Housing	22	0	0	0	0	0	0	0	0	0	0	22
Total Housing	1451	22	23	22	26	20	31	0	0	0	0	1595
Windsor												
Single Family	99	0	1	6	1	1	2	0	0	0	0	110
Multi-Family	20	0	2	0	0	0	0	0	0	0	0	22
Manufactured Housing	2	2	0	-1	0	0	0	0	0	0	0	3
Total Housing	120	2	3	5	1	1	2	0	0	0	0	134
Hillsborough County												
Single Family	84445	1486	1338	1615	1520	1516	1225	0	0	0	0	93145
Multi-Family	61906	327	389	797	665	591	633	0	0	0	0	65308
Manufactured Housing	3611	62	41	26	28	33	5	0	0	0	0	3806
Total Housing	149961	1875	1768	2438	2213	2140	1863	0	0	0	0	162258

Table 2: Municipal Summary Merrimack County

**Total Estimated** 

Manufactured Housing Total Housing **Table 2: Municipal Summary Merrimack County** 

<b>Rev.</b> 10/31/06			Table 2:	Munici	pal Sum	mary	Merrima	ack Cou	nty			Total Estimated
	2000			Residentia	al Permits	, Net Cha	inge of Ur	nits				Housing Units
	Census	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2005
Merrimack County Single Family	35167	665	786	862	784	748	594	0	0	0	0	39606
Multi-Family	16853	64	23	208	253	148	148	0	0	0	0	17697
Manufactured Housing Total Housing	4224 56244	74 803	60 869	44 1114	28 1065	54 950	30 772	0 0	0 0	0 0	0 0	4514 61817

Table 2: Municipal Summary Rockingham

**Total Estimated** 

Table 2: Municipal Summary Rockingham

Rev. 10/31/06 Table 2: Municipal Summary Rockingham **Total Estimated** Residential Permits, Net Change of Units **Housing Units** Census **Portsmouth** Single Family Multi-Family Manufactured Housing Total Housing Raymond Single Family Multi-Family Manufactured Housing Total Housing Rye Single Family Multi-Family Manufactured Housing Total Housing Salem Single Family Multi-Family Manufactured Housing Total Housing Sandown Single Family Multi-Family Manufactured Housing Total Housing Seabrook Single Family Multi-Family Manufactured Housing -7 -3 Total Housing **South Hampton** Single Family Multi-Family Manufactured Housing Total Housing Stratham Single Family Multi-Family -1 Manufactured Housing Total Housing Windham Single Family Multi-Family Manufactured Housing Total Housing 

Rockingham County												
Single Family	72944	1619	1310	1182	1004	1082	787	0	0	0	0	79928
Multi-Family	32500	331	211	365	1030	846	724	0	0	0	0	36007
Manufactured Housing	7579	114	55	32	37	91	72	0	0	0	0	7980
Total Housing	113023	2064	1576	1579	2071	2019	1583	0	0	0	0	123915

Table 2: Municipal Summary Strafford County

<b>Rev.</b> 10/31/06		7	Table 2:	Munici	pal Sun	nmary	Straffor	d Coun	ty			Total Estimated
	2000			Residenti	al Permits	s, Net Cha	nge of Ur	its			_	<b>Housing Units</b>
	Census	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2005
Strafford County Single Family	25095	529	505	514	497	667	674	0	0	0	0	28481
Multi-Family	15448	67	74	294	437	155	91	0	0	0	0	16566
Manufactured Housing Total Housing	4996 45539	113 709	136 715	151 959	64 998	67 889	70 835	0 0	0 0	0 0	0 0	5597 50644

Table 2: Municipal Summary Sullivan County

Residential Permits, Net Change of Units

**Total Estimated** 

**Housing Units** 

<b>Rev.</b> 10/31/06	Table 2: Municipal Summary Sullivan County										Total Estimated	
	2000 Residential Permits, Net Change of Units										_	Housing Units
	Census	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2005
Washington Single Family	860	7	10	14	25	32	30	0	0	0	0	978
Aulti-Family	24	0	0	0	0	0	0	0	0	0	0	24
Manufactured Housing	41	2	1	1	0	0	0	0	0	0	0	45
Total Housing	925	9	11	15	25	32	30	0	0	0	0	1047
Sullivan County												
Single Family	13339	151	121	200	223	260	220	0	0	0	0	14514
Multi-Family	4757	-28	2	-4	0	23	5	0	0	0	0	4755
Manufactured Housing	2062	60	39	29	32	28	24	0	0	0	0	2274
Total Housing	20158	183	162	225	255	311	249	0	0	0	0	21543

NEW HAMPSHIRE

Manufactured Housing

Single Family

**Total Housing** 

Multi-Family